

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING

CORRECTED AGENDA TUESDAY, APRIL 26, 2005, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Beverly A. Ziegler, President
Young Kim, Vice President
Renee Anderson, Commissioner
Steven Carmona, Commissioner
Nancy Whang, Commissioner

Lourdes Sanchez, Commission Executive Assistant I
(213) 978-1298 FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: Nos. 3, 4, 6 and 7.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.cityofla.org/pln/index.htm>

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **ZA-2004-6496-ZAA-ZAD-1A**
CEQA: ENV-2004-6497-MND
Plan: Hollywood

Council District No. 4
Location: 2353 North San Marco Drive
Expiration Date: 04-26-05
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's approvals: **1)** pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.21-A,17(b)(1) to permit the construction, use and maintenance of a single-family dwelling with a 9-inch southerly side yard setback and a 4-foot 8-inch westerly side yard setback in lieu of the 8 feet required in the R1-1 Zone in a Hillside area; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, of a Zoning Administrator's Determination to permit the a single-family dwelling on a substandard hillside street which does not have a vehicular access route improved with a 20-foot wide continuous paved roadway to the boundary of the Hillside Area.

STAFF RECOMMENDS DENY THE APPEAL.
Gary Booher, (213) 978-1308

APPLICANT: Marc Dold and Judith Martin;
Representatives: Ana Henton/Greg Williams
APPELLANT: Melanie Good

4. **ZA-2004-4351-ZV-1A**
CEQA: ENV-2004-4352-MND
Plan: Hollywood

Council District No. 5
Location: 8760 West Lookout Mountain
Expiration Date: 04-26-05
Appeal Status: Further appealable if ZV is approved.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.08-A of the Los Angeles Municipal Code to permit the construction, use

and maintenance of a second single-family dwelling and garage on a 20,974 square-foot parcel in the R1-1 Zone.

STAFF RECOMMENDS DENY THE APPEAL.

Gary Booher, (213) 978-1308

APPLICANT: John A. Davis

APPELLANT: Alonzo Wickers for Lookout Mountain Coalition;
Representative, Darlene Kuba

5. **APCC-2004-5603-ZC-ZV-ZAA**

CEQA: ENV-2004-5604-MND
Plan: Wilshire

Council District No. 4

Location: 417 S. Westmoreland Avenue

Expiration Date: 04-26-05

Appeal Status: ZC, ZAA and ZV (if
granted) appealable to City Council.

Public Hearing completed March 11, 2005.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code from R1-1 to [T][Q]R4-1.

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, Section 12.08 A, to allow construction of 16 dwelling units on an R1-1 Zoned property; Section 12.21.1 A 1 to allow a 65 feet, 6 inches in height building in lieu of the maximum 33 feet permitted; Section 12.21 G 2 to allow 951 square feet of total usable open space in lieu of the minimum 2,000 square feet required;

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, Section 12.21.1 A 1, to allow a floor area ratio of 3.12:1 (22,609 square feet) in lieu of the maximum 3:1 (21,750 square feet) permitted; and Section 12.08 C 1, to allow a 15 foot front yard in lieu of the minimum 20 feet required for the proposed demolition and construction, use and maintenance of a single family dwelling of a 16 condominium units, 5-stories, approximately 65 feet, 6 inches in height , with two levels of subterranean parking garage, having 36 parking spaces, including 32 spaces for the residents and 4 guest spaces, on a 10,800 square foot lot. NOTE: A yet to be filed tentative tract map for condominium purposes will require a separate public hearing before the Advisory Agency.

STAFF RECOMMENDS DISAPPROVAL AS FILED. APPROVAL OF THE ZONE CHANGE TO (T)(Q)R4-1 AND APPROVAL OF THE ADJUSTMENT TO ALLOW FAR OF 3.12:1, SUBJECT TO CONDITIONS.

Jim Tokunaga (213) 978-1174

APPLICANT: Sue Choi, Eun H. Him, and Seoung Sook Lee-Kang

6. **Vesting Tentative Tract No. 60896-1A** Council District No. 5
CEQA: ENV-2004-3113-MND Location: 714-718 Croft Avenue
Plan: Hollywood Expiration Date: 04-28-05
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from part of the Advisory Agency decision in approving Vesting Tentative Tract (VTT) No. 60896 for the proposed 1-lot subdivision and construction, use and maintenance of a maximum 15-unit residential condominium.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Emily Gabel-Luddy, (213) 978-1327

APPLICANT: Croft 718, LLC

APPELLANT: Jeffrey M. Jacobberger and United Neighbors for Responsible Development

NOTE: The Central Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

7. **ZA-2004-5828-CU-1A** Council District No. 10
CEQA: ENV-2004-58298-CE Location: 3400 West Olympic Boulevard
Expiration Date: 05-04-05
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,27, of a Conditional Use to allow certain deviations from the requirements of Section 12.22-A,23(a), as to tandem parking spaces, to provide tandem parking spaces for the required 50 parking spaces for the existing retail use in conjunction with the conversion of basement space used as existing 13 parking spaces to a total 2,039 square-foot basement storage.

STAFF RECOMMENDS DENY THE APPEAL.

Al Landini, (213) 978-1467

APPLICANT: Marlon Ro, Roland Products Inc.; Representative: King Woods

APPELLANT: Same

8. PUBLIC COMMENT

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central Area Planning Commission
will be held at 4:30 p.m. on Tuesday, **MAY 10, 2005**,
at 200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1298.